

**MILPITAS SPECIAL INTEREST AREA  
COLLABORATIVE MANAGEMENT PLAN**



**February 6, 2012**

**APPROVED BY:**

A handwritten signature in blue ink, appearing to read 'Sherry A. Tune', written over a horizontal line.

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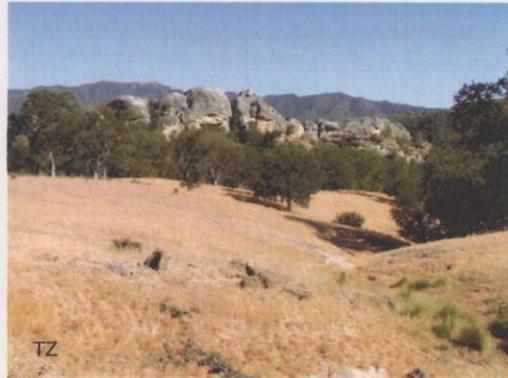
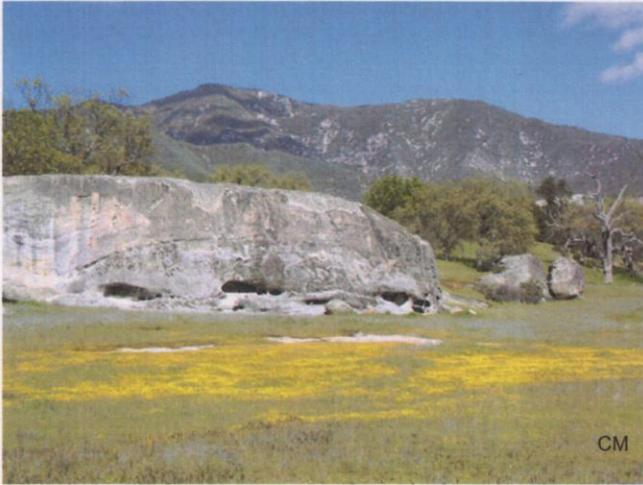
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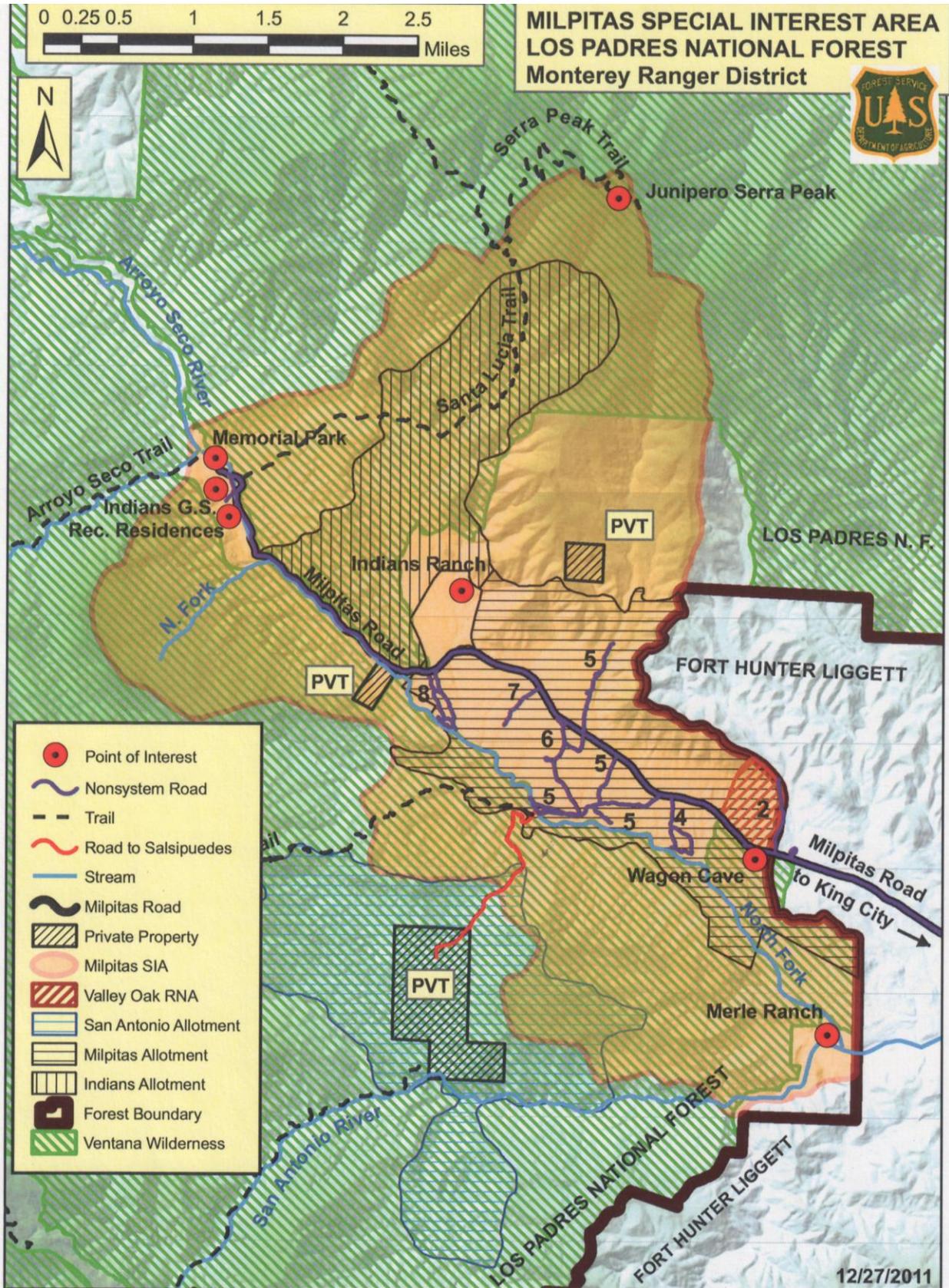
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# Milpitas -- A Special Place



Photographs by Catherine Malengo (CM), Tammy Zimmerman (TZ), and Douglas Stephens (DS).



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## ***EXECUTIVE SUMMARY***

Ancestors of the Salinan people called the upper reaches of the San Antonio River home over many centuries. In 2005, at the urging of Salinan descendants and others, the Milpitas Special Interest Area (SIA) was created by the Los Padres National Forest (LPNF). At approximately 10,000 acres, the Milpitas SIA includes only a small part of the former Salinan territory, which stretched from northern San Luis Obispo County to Junipero Serra Peak and from the Pacific coast to the Gavilan Range and beyond. The rich heritage of the Milpitas SIA includes not only thousands of years of Salinan occupation but also a brief but interesting history into modern times. For these reasons the Milpitas SIA has been designated a *cultural* Special Interest Area.

The LPNF and the Milpitas SIA community of users have come together to create a plan to identify opportunities to manage the Milpitas SIA's future. The current plan is not intended to improve management of the Milpitas SIA but, rather, to set the stage for collaboration between the Forest and interested stakeholders and partners to propose interest-specific projects not only for the benefit of users but, mostly, for the benefit of the place.

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## ***BACKGROUND***

The management plan for the Milpitas SIA has been developed as a cooperative effort between the MRD and Mountain Heritage Associates, a USDA-Forest Service Enterprise Unit, with the participation of the people who know and respect the Milpitas SIA. Two public meetings and two meetings with the Salinan tribe were held in March, 2010, and February, 2011. A total of 44 people signed in at one or more of these meetings; 22 of these were Salinan descendants. A number of the participants attended two or more meetings; a small, uncounted number of attendees preferred anonymity and did not sign in. Seventeen additional individuals sent in comments by e-mail and U.S. mail or hand-delivered their comments to the King City District Office. Representatives of the Ventana Wilderness Alliance attended meetings and sent formal letters with suggestions. Los Padres ForestWatch also sent a formal letter with suggestions, as did several individuals who attended the meetings and others who were not able to attend.

The opportunities listed in this plan were generated during the public and tribal meetings and from the comment cards, letters, and emails from interested parties.

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## ***PURPOSE***

This management plan for the Milpitas SIA addresses the requirements under Appendix B of the Forest Plan (LMP Part 2, pp. 107 and 125). In its current form, it is general and focuses on aspirations to cooperate with the public and private sector in managing the Milpitas SIA. It does not call for specific implementation but rather points a path toward collaboration between the Monterey Ranger District (MRD) and individuals and groups that are willing and able to work toward and/or help finance activities and projects that would lead toward solutions and conditions that are mentioned in the opportunities presented later in this plan.

The plan does not delegate authority to initiate activities nor does it provide for avoidance of current laws and regulations. It does not create, authorize, or execute any site-specific ground-disturbing activities. All proposed projects by collaborators would adhere to the concept of ecosystem management, would strive

to protect national forest resources, and would comply with applicable laws (including the National Environmental Policy Act [NEPA]), regulations, and directives.

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## ***INTRODUCTION***

The Milpitas SIA and the surrounding areas are the ancient homeland of the Salinan people. Evidence of Salinan roots can be observed at known and accessible prehistoric sites, such as Wagon Cave. The standing historic buildings and structures such as Indians Adobe and Indians Guard Station are testimony to more recent historical events.

The management plan proposes management opportunities for the Milpitas SIA that would be collaborative in the managing, maintaining, and protecting of the natural and cultural landscape. Collaboration would be inclusive in an attempt to stimulate a desire to know, understand, and preserve something that is more than a “resource” but, rather, a “home” to many people. The plan highlights certain opportunities that suggest possible actions to be considered by collaborating parties and the MRD.

Parts of the Milpitas SIA lie within the Ventana Wilderness and within both the Ventana Place and Arroyo Seco Place, as defined in the Forest Plan (LMP Part 2, pp. 35-38 and 84-86).

The proposed Valley Oak RNA lies entirely within the Milpitas SIA and outside the wilderness, as does the Santa Lucia Summer Home Tracts. The San Antonio range allotment lies entirely within the wilderness but only partially within the SIA, while the Milpitas and Indians range allotments are entirely within the Milpitas SIA and partly within the wilderness.

The above areas require special consideration, and implementation of this plan would work to achieve management objectives for those entities and initiatives.

### ***Setting and Historical Uses***

On the eastern slope of the Santa Lucia mountain range, the San Antonio River has carved a broad valley on its way to meet the Salinas River. Near the headwaters of the San Antonio, the upper reaches of the valley is about five miles wide and six miles long, which is the valley portion of the Milpitas SIA. Flanked by high ridges, the valley opens toward the south, where the river flows through an oak savannah. Two ecological zones dominate the Milpitas SIA, dry mountain slopes covered by chaparral and a narrow valley with an oak savannah that is crossed by streams joining with the river running through it.

Impressive outcrops of bedrock interrupt the valley bottom, helping to create opportunities for plants to grow in shaded, moist environments. Some of the outcrops are like fortifications protecting the plants and animals living there. Abundant rock alcoves and overhangs further increase the chances for protection from both the summer heat and the winter cold. Underground, the bedrock interrupts the flow of water, resulting in springs that contribute to moist wetlands and pools of standing water. All of this – the exposed arid brush land, the valley oaks, the stream bottoms, and the rock – provided an ecological diversity that served as a wealth of food and raw materials for people of the past, going back thousands of years.

The prehistoric people had a complex material culture that allowed them to adapt and survive in that environment. Only a small part of their material culture survives – usually things made of more durable materials or things that have been preserved in more favorable conditions. For example, bedrock mortars

created by persistent grinding and pounding of acorns provide evidence of reliance on that particular food resource; chert projectile points, scrapers, and knives indicate changes over vast periods of time in choices for weapons and animal processing tools; and rock art sites that have withstood the weather and other destructive forces point to sophisticated belief systems.

Just after the mid-eighteenth century, the Spanish came – with their missions and presidios, priests and soldiers, followed eventually by colonizing citizens. That incursion had a devastating effect on the indigenous people of the valley. In many ways the early Spanish period was destructive, but the surviving native people adapted and continued their way of life as best they could. The result was a life-way of accommodation, in which some culture traits were preserved but many were lost and forgotten due to strong pressures from the Spanish. Mission San Antonio de Padua (1771), located only about 8 miles to the southeast of the SIA, was built during these years.

Mexico gained its independence from Spain in 1821 and soon thereafter the Mexican government secularized the missions and sold or gave away the mission lands as land grants to favored Mexican citizens. Some of the indigenous people of the valley, such as the Encinales, returned to the lands of their roots and were able to live respectably by combining the skills of their ancestors and those that were forced on them at the missions. The Indians (or Encinales) Ranch dates back to this time, when Milpitas came to be the place name of this part of the valley, presumably because of its many small *milpas*, or horticultural fields.

A number of significant events that occurred around the middle of the nineteenth century affected California; the loss of much of the former north of Mexico to the United States. Soon the California gold rush was on, as was the rush for farm and ranching lands, which brought in hordes of people of northern European stock. Jolon, about 13 miles to the southeast, was the major commercial center closest to Milpitas. Wagon Cave and Merle Ranch were in use during this period.

The early twentieth century saw the conversion of Forest Reserves into the National Forests, with the Monterey being converted in 1907. The Indians Guard Station was constructed as a patrolman's residence in 1929.

See Anderson (2005) and Fink (1972) for more detailed historical accounts. A historical perspective from a Salinan Indian point of view is presented by José Freeman in Appendix A.

## ***Contemporary Uses***

The depth of history and the diversity of natural environment make Milpitas important to people today in many ways. People visit for a diverse range of values – from recreational to spiritual to scientific. Some of the primary reasons people say they come to Milpitas are its opportunities for the following:

- Sightseeing and the calming influences of the natural landscape;
- Wildflower viewing, birding, and natural history education;
- Challenging themselves and others physically and mentally through hunting, climbing, hiking, and mountain biking;
- Conducting research;
- Managing cattle on the range;
- Enhancing bonds with family, friends, and special interest groups through joint activities;
- Becoming emotionally stronger by visiting sacred sites and performing activities that strengthen bonds with ancestry;

- Expanding human knowledge and the fulfillment brought about through an objective understanding and physical experience of the natural and cultural landscape.

An ethnobotanist’s view of the Milpitas SIA plant communities is presented by Kat Anderson in Appendix B.

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## ***OPPORTUNITIES ADDRESSED DURING PUBLIC AND TRIBAL INPUT***

This plan is a starting point to define how support can be organized and what supporters could do to realize improved management and use of the Milpitas SIA. The MRD recognizes the opportunities mentioned in this plan and wishes to work together with groups and individuals to act collaboratively. Nevertheless, MRD participation depends on adequate funding and time frames, as well as employee availability. Some opportunities recognized during the development of this plan are identified below. With support from Milpitas volunteers, stakeholders, and partners, some opportunities could be realized more readily than others.

**Opportunity:** Provide interpretation at the entrance to the Milpitas SIA and other areas of interest to educate visitors about the importance of the Milpitas SIA.

Possible Actions –

- Work with specialists and outside groups and develop an interpretive plan;
- Design, fabricate, and install exhibits and signs. Some messages could include:
  - History of Milpitas and reasons why the history is important to people today;
  - Specific history of Wagon Cave, the Indians Adobe, Merle Ranch, Indians Guard Station, and bedrock mortar sites;
  - Unique character of the plants and animals;
  - Cultural practices.

**Opportunity:** Manage access to the Milpitas SIA.

Possible Actions –

- Require visitors to sign in at the entrance with no fees;
- Require fee-based passes in order to generate funds for management of the Milpitas SIA. Fees could be on a daily, weekend, monthly, or annual basis. Milpitas SIA volunteers, residents allotment permittees, and Salinan tribal members would be granted no-fee passes.

**Opportunity:** Rehabilitate the abandoned YMCA Camp at Memorial Park.

Possible Actions –

- Remove debris;
- Eliminate safety concerns (protruding rebar, wire);
- Restore the aesthetic nature of the land.

**Opportunity:** Create a strategy to control the unwanted populations of pests (e.g., ground squirrels and yellow star thistle).

Possible Actions –

- Develop an integrated pest management plan for the Milpitas-Indians area.

**Opportunity:** Maintain dispersed camping opportunities while reducing vehicle impacts to the natural landscape.

Possible Actions –

- Identify problem areas where informal roads or trails should be closed and rehabilitated as needed for resource protection, using natural materials where possible;
- Install signs and barriers to restrict vehicle use;
- Work with volunteers to restore damaged areas and monitor future impacts;
- Revise the current road inventory to include designated roads;
- Prohibit the use of wheeled vehicles (including bicycles and skateboards) on the bedrock outcrops.

**Opportunity:** Continue to evaluate livestock grazing on the three range allotments.

Possible Actions –

- Range allotment permits will be guided by Forest Service policy and the Forest Plan (LMP Parts 1, 2, and 3).

**Opportunity:** Protect cultural sites and bedrock outcrops from damage.

Possible Actions –

- Restrict the use of wheeled vehicles to established roads and trails;
- Provide a suitable combination of public education and regulations to protect rock outcrops and the setting where the area is being damaged by recreational activities, such as bouldering, rock climbing, biking, and off-road vehicle use;
- Use fencing or natural means to protect cultural sites from livestock grazing impacts; improve fencing adjacent to Wagon Cave and Indians Ranch to prevent cattle from entering those areas;
- Design and install an access trail to Wagon Cave that does not impact cultural deposits;
- Provide opportunities for visitors to view the bedrock mortars in a way that would minimize walking or standing on them;
- Utilize site stewards and other volunteers to help monitor, protect, and restore fragile resources, including historic properties.

**Opportunity:** Explore and reintroduce traditional Salinan land management practices to improve and maintain the overall health of the land and associated plant communities.

Possible Actions –

- Organize a consultation group to develop a historic record of activities and their benefits in the Milpitas SIA;
- Develop educational and interpretive programs promoting traditional skills;
- Conduct a myriad of traditional practices for Salinan descendants, including plant gathering, ceremonies, and teaching traditional ways to tribal members and their children.

**Opportunity:** Provide opportunities for visitors to learn about the native people who lived in Milpitas.

Possible Actions –

- Provide visitor information;
- Allow Salinans to share their culture with visitors;
- Allow for guided tours and interpretive programs through special use permit authority.

**Opportunity:** Recondition the summit of Junipero Serra Peak.

Possible Actions –

- Remove debris from the former lookout;
- Restore and protect the ethnobotanical resources.

**Opportunity:** Rename Junipero Serra Peak.

Possible Actions –

- Settle on an appropriate name that would be agreeable to the majority of Salinans and others; for example, choose Santa Lucia Peak or a Salinan name such as *Pimlokam* or *Stavok'ale*;
- Go through the U.S. Board on Geographic Names or Congress to accomplish the change of names.

**Opportunity:** Reestablish the formal Site Steward Program.

Possible Actions –

- Utilizing the Partners in Preservation program, develop classroom and field training modules;
- Assign sites for monitoring.

**Opportunity:** Maintain the vegetative mosaic landscape, including plants beneficial for traditional uses and a healthy ecosystem.

Possible Actions –

- Identify ethnobotanical resources and develop a strategy of integrated treatments to maintain their abundance;
- Work together as an interdisciplinary group to develop an ethnobotanical management plan for the Milpitas SIA;
- Combine vegetation management activities with public education and opportunities for people to learn about traditional uses of the landscape;
- Work with the Salinan people as partners in the restoration program.

**Opportunity:** Minimize the impacts of gunfire on public safety and solitude.

Possible Actions –

- Use interpretive signs to educate visitors about shooting restrictions;
- Evaluate the need for a closure order for “no target shooting” within the SIA;
- Consult with California Department of Fish and Game regarding modification to rules on hunting within the SIA.

**Opportunity:** Provide appropriate management direction to sustain research potential in the Milpitas SIA.

Possible Actions –

- Convert the *candidate* Valley Oak Research Natural Area (RNA) to full RNA status (see LMP FEIS Vol. 1, p. 13 and LMP FEIS Vol. 2, pp. 261-263);
- Approve research by qualified specialists to broaden the knowledge base in such fields as history, archaeology, physical geology, paleontology, botany, wildlife, and rangeland science.

**Opportunity:** Restore the Indians (Encinales) Adobe and grounds for a use appropriate to its cultural significance.

Possible Actions –

- Prepare a rehabilitation/preservation plan for the house and site;
- Restore the adobe so it can be used by descendants as a place to teach young people about their history;
- Develop a business plan outlining the use for the site. Some possible uses can be:
  - A cultural center for the Salinan people
  - An interpretive and education site;

- Encourage substituting “Encinales Adobe” in lieu of “Indians Adobe” to honor the family that built the adobe and made their lives there.

**Opportunity:** Restore the Merle Ranch as an education center and a place for overnight use by educational groups and individuals.

Possible Actions –

- Prepare a rehabilitation/preservation plan for the ranch;
- Rehabilitate the ranch buildings and infrastructure, as appropriate;
- Develop a business plan for the uses at Merle Ranch;
- Maintain the Monterey Ranger District stock management program, stationed at Merle Ranch.

**Opportunity:** Establish one or more formal or informal “programs” as a framework to organize projects into a holistic framework for the Milpitas SIA. These could include programs such as:

- **Outdoor Recreation Program.** The program would preserve opportunities for people to engage in outdoor activities and to balance outdoor activities with other management objectives.
- **Resource Protection Program.** The site steward program could be utilized to increase visitor information and to report violations. Staff Officers could coordinate with Law Enforcement and Investigations to provide visitors with information to report violations. Signs could be posted to identify cell phone coverage areas. Areas would be identified where increased patrols are needed.
- **Ecocultural Restoration Program.** This program would include collaborative management of the plant and animal communities in a way that improves the health and relative abundance of resources important to people of the past for subsistence, medicinal, and other cultural reasons. It assumes that the vegetative mosaic is the result of manipulation of the landscape by people (Anderson 2005) and that it may be lost without the reintroduction of California Indian management practices.
- **Inherent Benefits Program.** This program would recognize the intrinsic value of the Milpitas SIA to descendants of the people who called the SIA and nearby places home for centuries. It would attempt to bring benefits to these people.
- **Historic Buildings and Sites Preservation Program.** This program would attempt to restore, maintain, and add value to the built environment that includes the Indians Adobe, Merle Ranch, and Indians Guard Station.

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## ***RELATIONSHIP WITH THE FOREST PLAN***

This management plan for the Milpitas SIA tiers from the Forest Plan (LMP Part 2, Appendix B, pp. 107 ff.). The principal strategy is based on SD 4 “Special Interest Areas,” which proposes management and protection “for the values and features” for which the SIA is established (LMP Part 2, Appendix B, p. 125). As a cultural Special Interest Area, the Milpitas’ values and features includes not only its archaeological sites and standing historic buildings and structures but also the natural environment in which they are situated (LMP Part 2, pp. 104-105). The desired conditions call for protection of its scenic nature; minimizing existing unimproved roads; controlling off-road vehicle use, camping, and fires; enhancing cultural sites through interpretation; protecting rock outcrops from recreation use (including use of mountain bikes) through regulations and public education; and improved communications facilities (LMP Part 2, p. 105). The Forest recognizes that choices will have to be made and priorities will have to be set in advancing Forest program strategies (LMP Part 2, Appendix B, p. 107). (Also see LMP FEIS Vol. 1, p. 13 and LMP FEIS Vol. 2, pp. 265-269).

Other strategies that must be considered in the implementation and monitoring of this plan include WL 1 (Threatened, Endangered, Proposed, Candidate, and Sensitive Species Management); SD 1 (Wilderness); SD3 (Research Natural Areas); Her 1, 2, 3, and 4 (Heritage Resource Protection, Public Involvement,

Inventory, and Research); REC 1, 2, 3, 4, and 5 (Recreation Opportunity, Sustainable Use and Environmental Design, Participation, Education, and Special Use Authorizations); LM 1, 2, and 3 (Landscape Aesthetics, Restoration, and Character); Law 1 (Enforcement and Investigations); Fac 1 (Facilities Maintenance Backlog); Trans 1 (Transportation System); Trans 2 (Unnecessary Roads); Trans 3 (Improve Trails); Lands 3 (Boundary Management); LG 1 (Livestock Grazing); LG 2 (Rangeland Health); Fire 1 (Fire Prevention); Fire 2 (Direct Community Protection); Fire 4 (Firefighter and Public Safety); and Fire 5 (Fuelbreaks and Indirect Community Protection) (LMP Part 2, Appendix B, pp. 107-144).

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## ***PROCEDURES AND GUIDELINES***

Some of the opportunities mentioned in this plan are already within the mandate and directives that exist for the Los Padres National Forest; however, implementation for opportunities identified in this plan depends on funding and priorities, as well as the prior completion of environmental and cultural resource management analyses. Any proposed collaborative projects would be subject to the same constraints, which includes the disclosures of actions and effects.

### **GENERAL GUIDELINES FOR PROJECT PROPOSALS:**

1. A group or an individual would identify a specific, attainable goal, including details and measurable parameters that can show the progress toward achieving the goal and a definition that would indicate the completion, if any, of the goal.
2. The group or individual would present a written proposal that specifies the goal and provides details about how it would be accomplished, including funding details.
3. The use of volunteers would comply with Forest Service direction.
4. All proposed projects would tier off the Milpitas SIA management plan and be subject to the same public scoping and participation as this plan. All initiatives are subject to NEPA, Section 106 of the National Historic Preservation Act, and the other laws and regulations cited in the Forest Plan (LMP Part 3, Appendix A, pages 17-53).
5. The Monterey Ranger District may propose projects that include funding from a partner organization.

Future experiences may reveal that a more comprehensive guide for procedures will be needed. In that case, a formal procedures guide may be published separately from this plan.

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## ***IMPLEMENTATION***

Implementation of this plan depends on annual funding by the Forest for one or more District representative(s) who would serve as plan coordinator(s).

This plan is intended to be a living document that may be modified at any time as a result of public initiative or Forest reevaluation.

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**NOTE: The Los Padres National Forest and Southern California National Forests documents can be found on the LPNF internet site under "Land & Resources Management."**

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# **Appendix A**

## **Information that Augments the “Historical Overview”**

**By José Freeman, President, Salinan Nation Cultural Preservation Association**

At the time of Contact, there were an estimated 500 independent tribal groups speaking 100 different languages in what is now called California. “Seventy percent of them [languages were] as mutually unintelligible as English and Chinese.” (1).

The languages of California are grouped linguistically into 5-7 language families. One of the more ancient language families is the Hokan. It includes the Pomo, Washo, Yana, Yahi, Karuk, Esselen, Chumash, and the Salinan. There is linguistic evidence suggesting that the Salinans are the longest lived people on the south-central coast of California (2).

The Salinans lived here for thousands of years developing a subtle culture that included a complex social organization of relationships with each other and the world around them. Relationships were based on cooperation, social responsibility, reciprocity, gratitude for the gifts of the world, and the obligation to protect those gifts. These aspects were acknowledged and committed to through ceremony.

The historical record reflects that, beginning in the eighteenth century California Indians were intruded upon by three successive foreign governments beginning with Spain, then Mexico and eventually the United States. The governments of those entities enacted and imposed policies whose intent was to extinguish native culture and disperse native people from their traditional homelands.

The Salinans essentially experienced a holocaust over the course of 64 years in the mission era during which a conservative number of 4,000 individuals, including many children, died (3). Their total population at the time of Contact is estimated to have been 3,500-4,000. Salinans were able to survive because this loss of life occurred over two generations.

While there was tremendous pressure to assimilate, the historical record indicates that significant portions of ancient Salinan ways continued to be kept alive. For example, two dialects of their language continued to be spoken through the mission times, the Mexican period and into the 1900’s. There is also evidence that traditional ceremonial practices were continuing, albeit underground, at Mission San Antonio even at the end of the Spanish system in 1834 (4).

A little known aspect of the history of Salinans is the degree of resistance and fighting back that occurred against the Spanish system. This included pitched battles, poisonings of the missionaries (5) and quietly continuing their traditional ways in the face of an oppressive atmosphere (6). For example, in 1804, Guchapa, the head of the village of Cholamé, turned away a Franciscan priest and a soldier who wanted to take some young men to Mission San Miguel to convert into Christians. “Captain Guerra dispatched a sergeant with thirteen men to arrest Guchapa, which was affected after a brave resistance.” (7)

After secularization of the missions, many Salinans could be found living on large ranchos in their homeland living a life that blended what they had learned in the missions with traditional ways (8). Today, there are several Salinan tribal communities working on differing, yet complementary issues related to protecting their homeland, obtaining justice for their people, educating their children, caring for their elders, and obtaining federal recognition of their sovereign status. It is an irony that federal recognition requires Salinans to demonstrate political and social continuity despite officially sanctioned practices in the past that were designed and enacted to disrupt that same continuity.

A central theme for Salinans is continuing what is known of their traditional ways, and reawakening those that were put to sleep for a while. This includes language, stories, gathering of plants, basket weaving, dance, ceremony, and actively participating in the management of the natural and cultural gifts of their homeland.

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## **Appendix B**

### **Salinan Management of Wildlands**

**By M. Kat Anderson, Natural Resources Conservation Service**

Seed beating is a technique practiced by the Salinan to harvest the small seeds of many kinds of native grasses and wildflowers (Mason 1912:120). By knocking seeds into another basket, some seeds were scattered around the collection area, perpetuating the stand. Seed beating was efficient because as a means it helped preserve the ends—the source of production. The method ensured that only ripe seeds were collected, leaving immature seeds to fully develop and replenish the stock.

Knocking off acorns of oaks with long, straight poles was another management practice of the Salinan (Harrington 1942:8). This was a form of pruning, knocking off dead and dying limbs which if not removed, could harbor insects and diseases. This pruning, conducted in autumn, increased the surface area of the canopy and fruit production by stimulating the growth of new branchlets and foliage the following year.

The Salinan harvested the bulbs, corms, and tubers of many kinds of wildflowers such as common goldenstar, golden brodiaea, and purple amole (now rare and endangered). The digging of these underground swollen stems was with a digging stick which aerated the soil, prepared the seedbed, and increased the moisture-holding capacity of the soil. The removal of earth to harvest underground perennial plant parts was a form of tillage, because it involved the subsequent dividing of these organs and leaving of individual fragments or bulblets and cormlets in the soil to grow into new plants.

The Salinan burned areas to achieve select cultural purposes such as a more open country, drive wildlife for hunting, reduce insect pests, and foster the growth of native plants important for basketry, cordage, and foods. The Salinan interviewed by Harrington (1942:6) remembered that men ran down individual deer. This suggests an open country, very likely maintained with Indian-set fires. The Salinan burned cattail and tule marshes in order to stimulate them to come back and it would clean up the old material that had died back that otherwise would shut out sunlight to the new growth (personal communication Gilbert Handley 2002). Tules were used for boats, clothing, mats, food, and baskets. The tule that is growing on Indians Ranch is *Schoenoplectus acutus* or common tule. This tule was likely the tule that the Encinales family harvested for mat-making, basketry, and thatching. This tule is suffocating in its own dead material, accumulated over many years.

The Salinan burned in open grassland areas for grasshopper drives (Harrington 1942:8) and this probably also encouraged the growth of deergrass (important for basketry) and other plants in the grasslands. Burning also took place to promote the growth of grasses with edible seeds. Gilbert Handley (pers. comm. 2002) said about the burning of areas to encourage blue wild rye (*Elymus glaucus*): "...they [Salinan] would wait for the wind to be in the right direction to start with cause they knew what fire was going to do cause it creates its own little life and takes off and they had areas that they wanted knocked off—that they wanted the grasses burned

on because that was a major gathering area. They'd get lots of grains out of it so they would go burn those areas at a time."

The Salinan burned under oak trees. According to Gilbert Handley: "When they burned out underneath the oak [*Quercus lobata*] trees, they could find the acorns a lot easier to start with... It kept the trees healthier—this smoke every couple of years up through them and it is like I said before, it keeps the moths and the other insects from attacking the trees and it supposedly stimulates those oak trees to where they're gonna give better acorns. They would burn in the fall around the oaks because they were gonna be doing their picking."

## Appendix C

### Cost Estimates for Improvements to the Built Environment

By Douglas Stephens, Mountain Heritage Enterprise Team

**Summary –**

Management of three historic sites containing 11 buildings potentially eligible for listing on the National Register of Historic Places are described in this business summary (pro-forma). At the current time (4/7/2011), little maintenance is performed on the historic resources, adding to further degradation. Reversal of this trend can take several forms with several different price tags. Annual maintenance alone will not reverse the current rate of deterioration, so some level of capital investment is required to save these resources. Two levels of maintenance are considered here. Basic stabilization is the lowest cost option that would then elevate the condition of these important resources so they can be maintained indefinitely. Complete restoration would allow them to be used again in a beneficial capacity.

There are three historic building sites in the Milpitas SIA. A summary of management options is provided here:

Indians (Encinales) Adobe –

<b>SITE</b>	<b>BUILDING</b>	<b>STABILIZATION or DEFERRED MAINTENANCE</b>	<b>FULL RESTORATION</b>
Indians Ranch	Encinales Adobe	\$48,000	\$343,000
Merle Ranch	ALL	\$145,828	\$750,000
Merle Ranch	Headquarters	\$42,000	\$152,000
Merle Ranch	House 2	\$32,000	\$146,000
Merle Ranch	Sal's House	\$10,400	\$56,000
Merle Ranch	Ranch Office	\$12,000	\$63,000
Merle Ranch	Barn	\$33,000	\$33,000
Indians Guard Station	Indians Guard Station	\$9,000	\$99,000
<b>SITE</b>	<b>STRUCTURE</b>	<b>PARTIAL USE</b>	<b>FULL USE</b>
Merle Ranch	Site Infrastructure	\$8,214	\$154,000

All historic sites can be restored as functioning habitations with water and electricity for an estimated \$1,192,000.

# Individual Historic Site Descriptions

## Indians Adobe

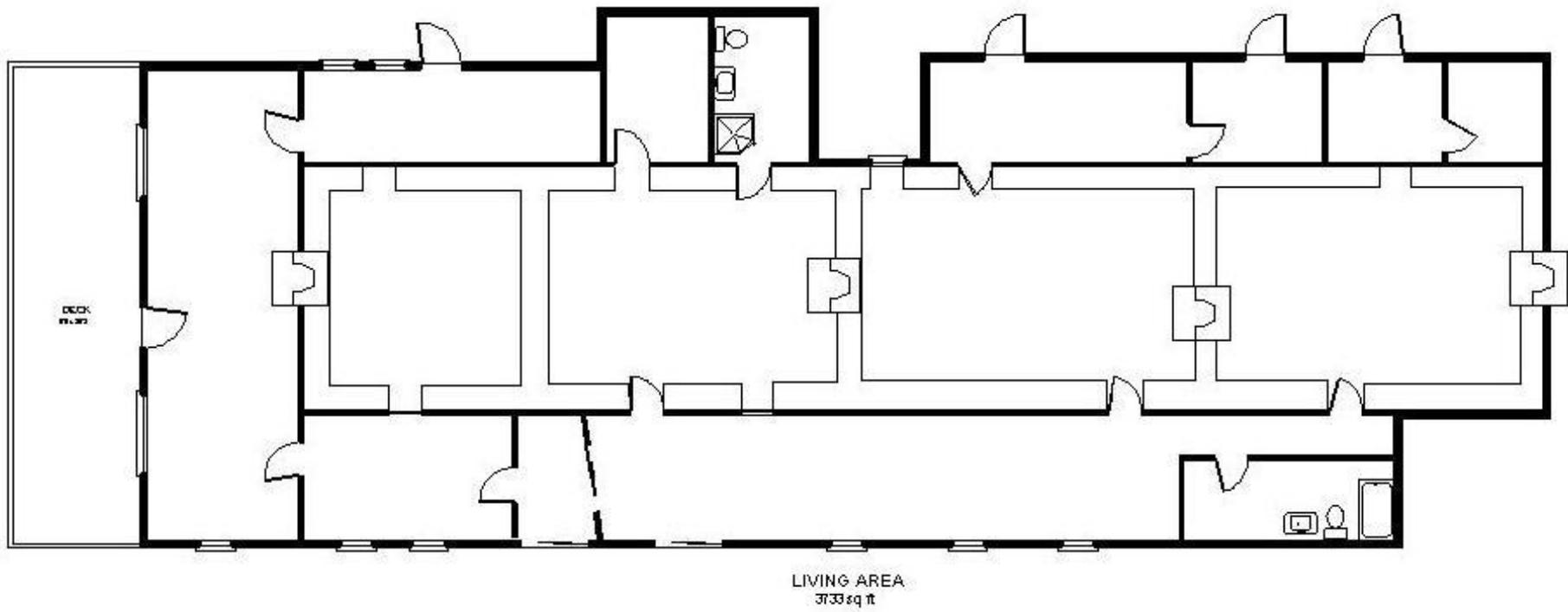
As the last and most developed homestead of some of the ancestors to the Salinan people, the Indians Adobe is both historic and sacred. The site consists of two primary structures, a swimming pool, and associated gardens and orchards. The building is unoccupied and in poor condition.



Front gable (above) and adobe wall (below) of the Indians (Encinales) Adobe



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Sketch Map of the Indians Adobe Main House

Management options for the Indians Adobe include stabilization or complete restoration. There is a social and ecological benefit for complete restoration, since the site can be used as a place to base ecocultural restoration activities and offer infrastructure to assist the Salinan people in spiritual and cultural pursuits. Detailed cost estimates for capital investment are provided below.

Because the building is so large and badly deteriorated, the stabilization costs to reduce further decay are \$48,000. If the Los Padres National Forest and its partners decide to realize the site's full potential for education and management, the capital investment to restore the main building is \$343,000.

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
<b>Building Preparation for Work</b>							
<b>Ceiling Demolition</b>							
(250 SF per CY at .25 lbs. per SF)							
6000.00	BL@90.00		SF	0.00	5,187.00	0.00	5,187.00
Wall Demolition Partial and Cleanup							
2" x 4" (310 SF per CY and 2.58 lbs. per SF)							
8000.00	BL@136.0		SF	0.00	7,873.60	0.00	7,873.60
Cleaning in preparation for construction							
Ceilings, painted							
6000.00	BL@18.00		SF	374.40	1,037.40	0.00	1,411.80
**Subtotal: Building preparation and disinfecting							
	244.0			374.40	14,098.00	0.00	14,472.40
<b>Roof Replacement</b>							
Cleaning painted surfaces							
Ceilings, painted							
7000.00	BL@21.00		SF	436.80	1,210.30	0.00	1,647.10
Roofing felt							
30-pound, ASTM-D226							
60.00	R1@9.000		SQ	879.84	623.24	0.00	1,503.08
Modified bitumen adhesive							
5 gallons							
20.00	--@.0000		Ea	1,297.92	0.00	0.00	1,297.92
Roofing nail coils							
3 penny, 1-1/4", 7,200 nails, galvanized							
30.00	--@.0000		Box	1,126.32	0.00	0.00	1,126.32
High definition laminated shingles, Timberline® Prestique®							
Lifetime warranty, 110 MPH, brown							
70.00	R1@128.1		SQ	7,425.60	8,871.50	0.00	16,297.10
**Subtotal: New Roof							
	158.1			11,166.48	10,705.04	0.00	21,871.52

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
<b><u>Adobe Plaster All Walls</u></b>							
Cement stucco							
Natural gray, sand float finish							
89.00	F8@50.46		SY	747.88	4,992.85	0.00	5,740.73
Portland cement stucco							
Natural gray, trowel finish							
89.00	F8@56.96		SY	747.88	5,636.78	0.00	6,384.66
**Subtotal: Stucco Repair							
	107.4			1,495.77	10,629.63	0.00	12,125.40
<b><u>Septic System</u></b>							
Fiberglass tanks							
1,250 gallons (4 bedroom house)							
1.00	--@.0000		Ea	1,989.85	0.00	0.00	1,989.85
Residential septic sewer drain fields							
With 36" gravel base							
80.00	B2@2.400		LF	912.00	96.82	480.00	1,488.82
Add for piping							
4" PVC Schedule 40							
120.00	B2@180.0		LF	3,480.00	7,247.44	0.00	10,727.44
Backhoe excavation							
Heavy soil (10.3 CY per hour)							
370.00	B8@71.78		CY	0.00	2,928.00	0.00	2,928.00
Washed gravel							
3/4" gravel							
140.00	B2@4.200		Ton	2,538.20	169.44	0.00	2,707.64
**Subtotal: Septic System							
	258.4			8,920.05	10,441.70	480.00	19,841.75
<b><u>Plumbing in House</u></b>							
Well Pump							
15 gallons per minute							
1.00	PF@5.930		Ea	1,715.00	399.93	0.00	2,114.93
Single story home plumbing rough-in							
Single story, total plumbing rough-in							
1.00	P1@35.00		Ea	1,924.72	1,436.40	0.00	3,361.12
Natural gas appliance rough-in assembly							
Gas fired domestic hot water heater and stove							
1.00	P1@6.650		Ea	63.03	273.05	0.00	336.08
Propane water heaters							
On-demand							
2.00	P1@8.000		Ea	1,278.00	328.51	0.00	1,606.51
Single story, total plumbing rough-in							
1.00	P1@20.00		Ea	2,765.72	821.14	0.00	3,586.86
**Subtotal: Plumbing House and Garage							
	75.6			7,746.47	3,259.03	0.00	11,005.50

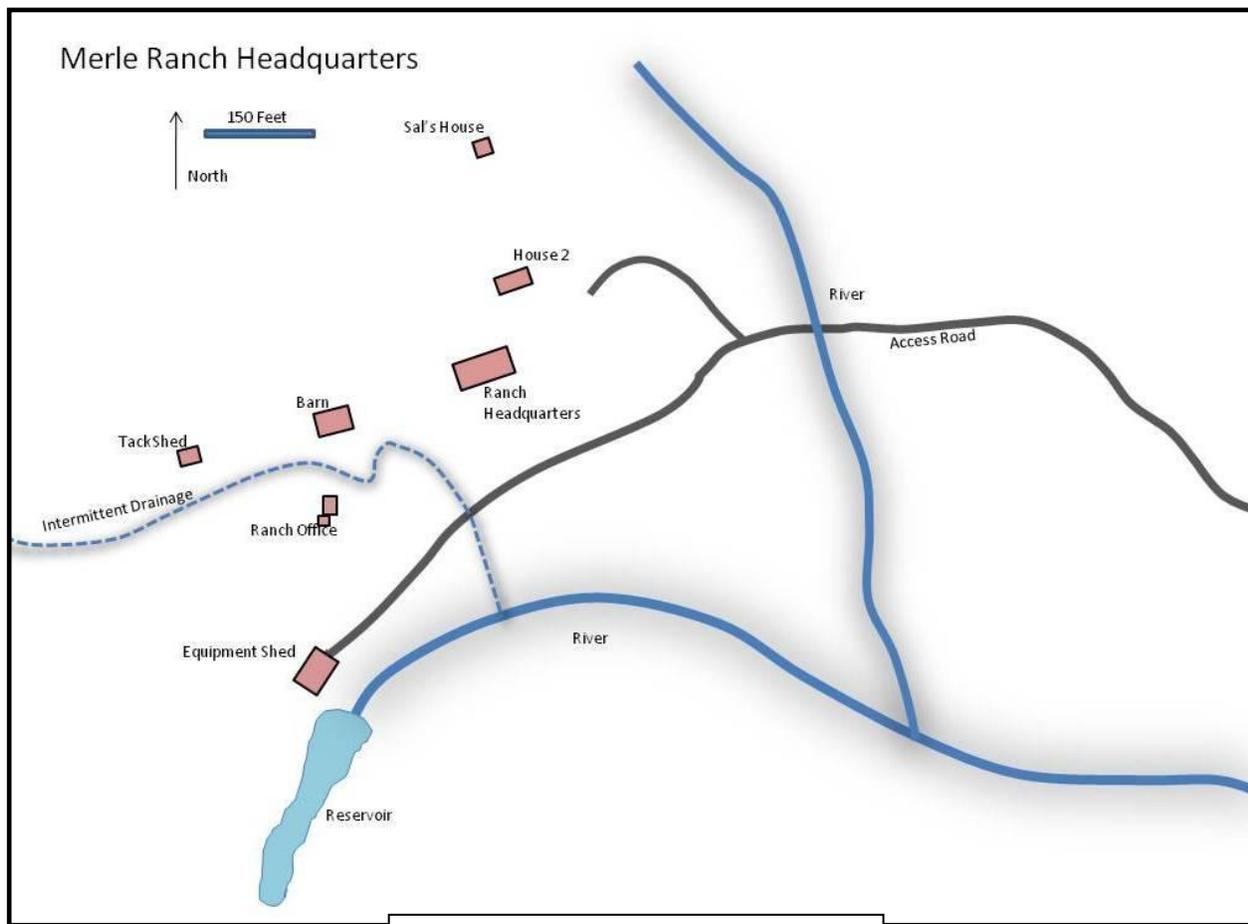
Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
<b><u>6,000 Watt Renewable Energy System</u></b>							
Photovoltaic Solar System with Trailer							
6,000 watt (\$3.90/watt rule of thumb)							
1.00	R1@160.0		SQ	23,400.00	6,509.02	5,000.00	34,909.02
Backup Generator							
Propane, 6,000 watt							
1.00	R1@8.250		SQ	314.66	335.69	2,499.00	3,149.35
Electrical work rule of thumb							
All wiring and fixtures							
3200.00	B2@320.0		SF	7,360.00	12,895.68	0.00	20,255.68
<b>**Subtotal: Solar Power/Propane Energy System</b>							
	488.3			31,074.66	19,740.39	7,499.00	58,314.05
<b><u>Trowel finishing</u></b>							
Steel, machine work							
3700.00	CM@51.80		SF	0.00	5,068.63	0.00	5,068.63
Trowel finishing							
Steel, hand work							
370.00	CM@6.290		SF	0.00	615.13	0.00	615.13
New Concrete Floor Throughout House							
4" thick							
3788.00	B5@261.3		SF	9,060.90	18,136.94	0.00	27,197.84
<b>**Subtotal: New Concrete Floors</b>							
	319.5			9,060.90	23,820.70	0.00	32,881.60
<b><u>Paining, Interior and Exterior -</u></b>							
Adobe Walls Painting							
2 coats latex							
7400.00	--@.0000		SF	0.00	0.00	0.00	8,811.18
Concrete floors							
Concrete floors, etch and epoxy enamel							
3788.00	--@.0000		SF	0.00	0.00	0.00	1,867.86
Exterior surfaces, per coat							
Siding, rough or shingle (200 SF/hour)							
7800.00	PT@39.00		SF	1,560.00	2,800.98	0.00	4,360.98
Exterior surfaces, per coat							
Siding, rough or shingle (200 SF/hour)							
7800.00	PT@31.20		SF	1,560.00	2,282.28	0.00	3,842.28
Preparing interior surfaces for painting							
Masking with paper, 75 LF per							
900.00	PA@11.70		LF	56.16	1,173.06	0.00	1,229.22
<b>**Subtotal: Painting</b>							
	81.9			3,176.16	6,256.32	0.00	20,111.52

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
<b><u>Windows and Doors -</u></b>							
Casement insulated low-E glass vinyl windows 30" x 48", right opening							
11.00	B1@11.00		Ea	3,134.56	716.43	0.00	3,850.99
Fir crossbuck entry doors 36" x 80"							
5.00	BC@7.250		Ea	1,076.40	523.62	0.00	1,600.02
Sliding glass doors 6-0' wide premium grade							
2.00	C8@6.000		Ea	2,204.80	537.59	0.00	2,742.39
Flush birch interior doors 36" x 80"							
10.00	BC@11.50		Ea	405.60	830.59	0.00	1,236.18
<b>**Subtotal: Windows and Doors</b>							
	35.8			6,821.36	2,608.22	0.00	9,429.58
<b><u>Interior Trim -</u></b>							
Running mouldings Baseboard							
500.00	BC@20.00		LF	800.00	1,443.05	0.00	2,243.05
Door only sink base vanity cabinets 30" x 18", 2 doors							
3.00	BC@1.200		Ea	307.63	86.66	0.00	394.29
Classroom type wood cabinets Base cabinet, drawer, door and shelf							
44.00	C8@17.20		LF	8,511.36	1,541.42	0.00	10,052.78
<b>**Subtotal: Interior Trim and Cabinets</b>							
	38.4			9,618.99	3,071.13	0.00	12,690.12
<hr/>							
Total Person Hours, Material, Labor, and Equipment:							
	1807.2			89,455.24	104,630.16	7,979.00	202,064.40
Total Only (Subcontract) Costs:							
							10,679.04
Subtotal:							212,743.44
24.00% Overhead:							51,058.42
30.00% Contingency:							79,140.56
0.00% Profit:							0.00
Estimate Total:							342,942.42

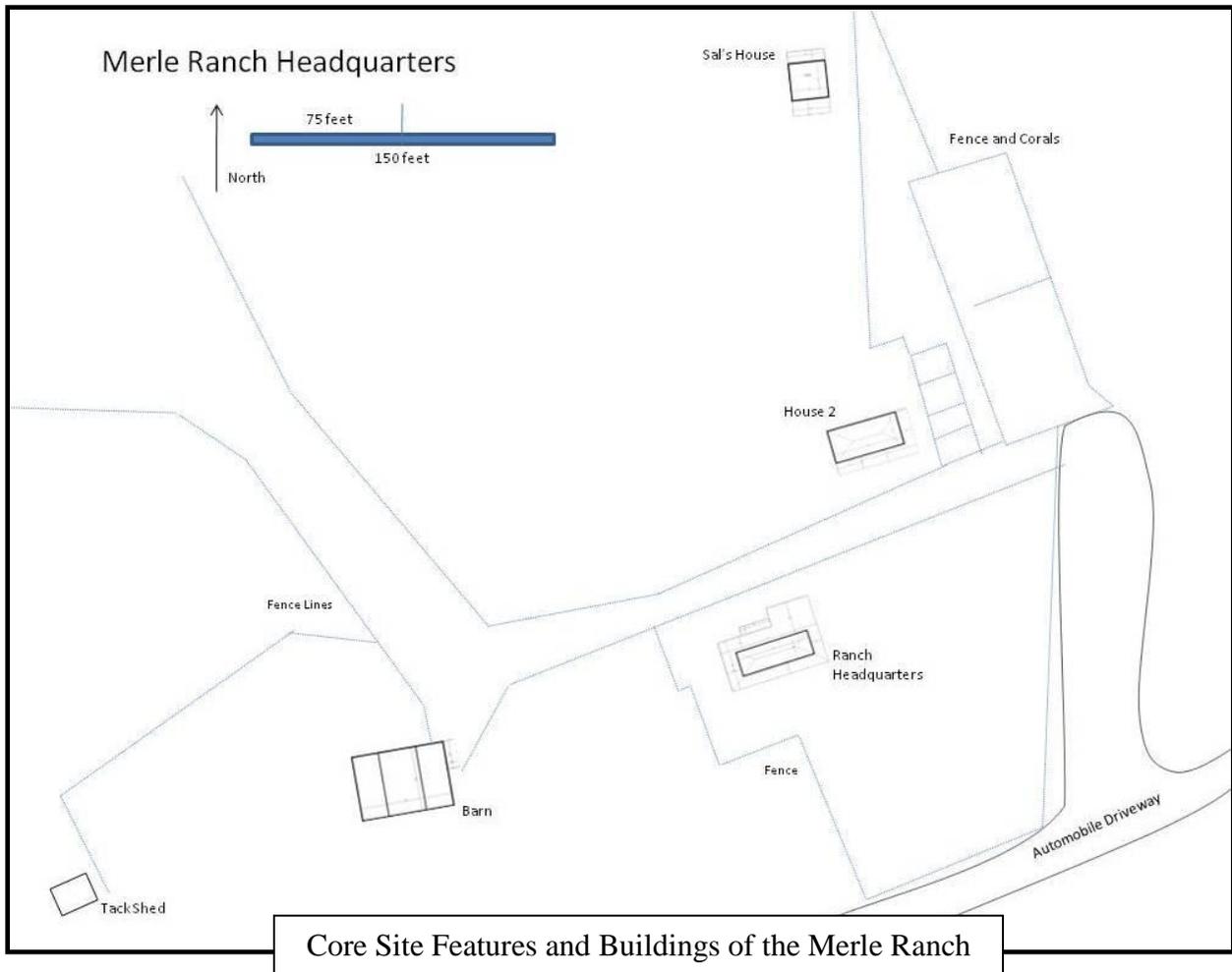
## Merle Ranch

If restored, the Merle Ranch can provide a site for many uses. It is large enough to offer administrative support as well as public use through special uses permits and overnight visitation. Merle Ranch is historically significant to ranching and Native American history of California. It is very important that it be preserved.

This plan considers the most historically relevant structures on the site because they not only contribute the most to the site's history but they also offer the most for new uses. Two buildings, the Equipment Shed and the Tack Shed, are newer and not considered here. All buildings, except the modern tack shed, are in very poor to fair condition.



Site Overview of the Merle Ranch



***Ranch Headquarters -***

The main house, or Ranch Headquarters Dwelling, is the largest structure and the focal point of the site. At its core is a 1,260 square foot adobe structure, surrounded by wood frame additions. The hip roof and low profile of this building is characteristic of California ranch houses.

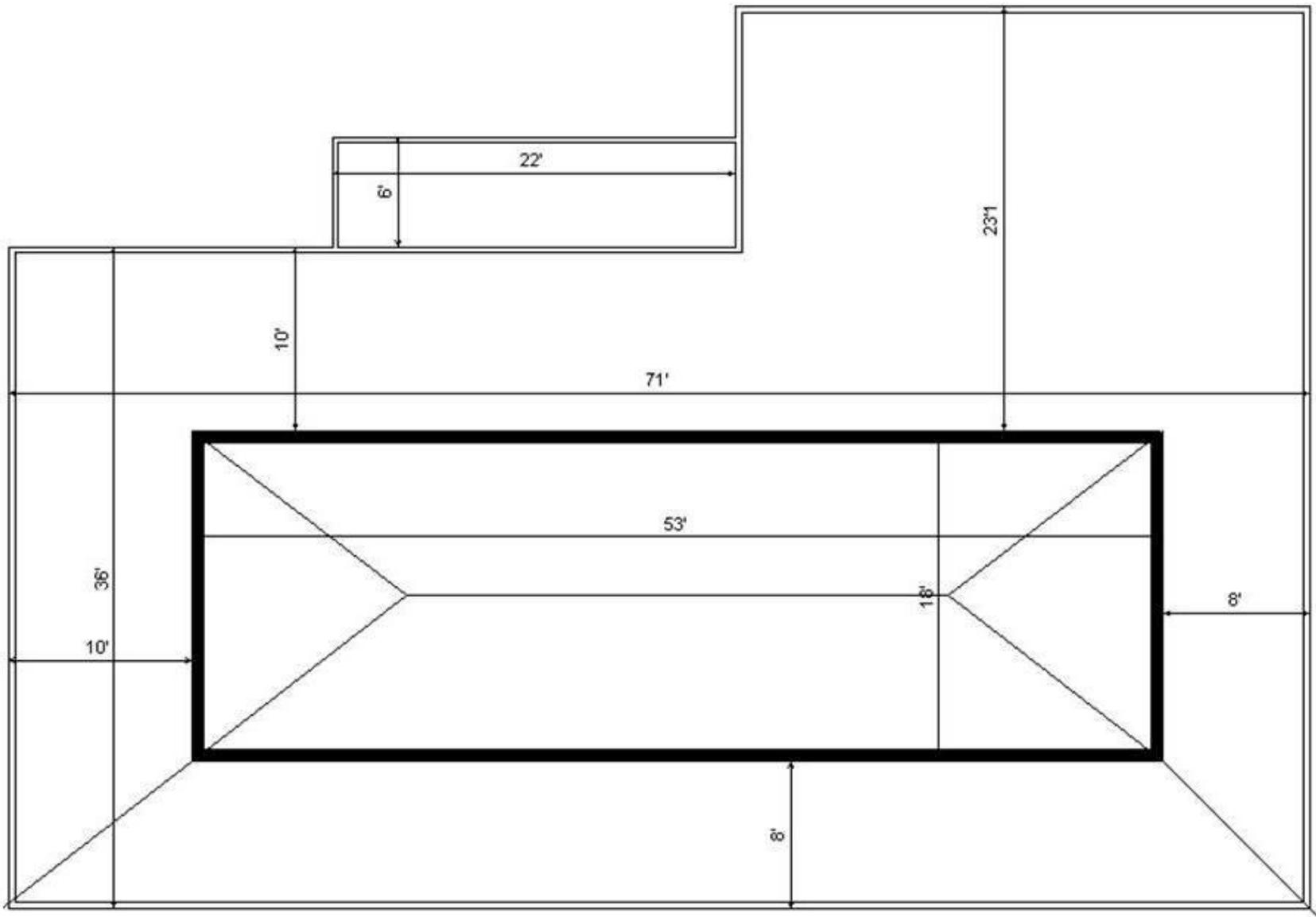
The house is in good condition with no major structural failures evident. Most issues are cosmetic because the house has been abandoned for over 20 years and maintenance is minimal. A new roof is the most important stabilization need but upgrading the house with modern amenities, such as electricity, sewage and water, are necessary to make it useful again. The following estimate, derived from industry standard construction cost estimating software, details work items that will make the house useful again.



Merle Ranch Headquarters, South Elevation



Merle Ranch Headquarters, West Elevation



Merle Ranch Headquarters Building  
Exterior Dimensions and Roof Line

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
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## **Merle Main House**

### **Roof Replacement**

#### **Roofing demolition**

Wood shingles (1.66 Sq per CY)

12.00	CL@9.072		SQ	0.00	707.35	0.00	707.35
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Roofing felt

30-pound, ASTM-D226

12.00	R1@1.800		SQ	175.97	124.65	0.00	300.62
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Modified bitumen adhesive

5 gallons

12.00	--@.0000		Ea	778.75	0.00	0.00	778.75
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Roofing nail coils

3 penny, 1-1/4", 7,200 nails, galvanized

13.00	--@.0000		Box	488.07	0.00	0.00	488.07
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Flashing, galvanized steel

Angle

300.00	R1@14.10		LF	171.00	977.55	0.00	1,148.55
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Metal sheet roofing

26" wide, Corrugated (includes 15% coverage loss) 6' to 12' lengths

300.00	R1@8.100		SF	277.68	562.59	0.00	840.27
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Cedar roofing shingles

Perfections, \$60.50 per bundle (Florida)

12.00	R1@42.24		SQ	3,020.16	2,925.47	0.00	5,945.63
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\*\*Subtotal: New Cedar Shingle Roof and Repair Corrugated Roof

75.3				4,911.63	5,297.60	0.00	10,209.23
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### **Adobe Plaster All Walls**

Cement stucco

Natural gray, sand float finish

233.00	F8@132.1		SY	1,957.95	13,071.16	0.00	15,029.11
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Portland cement stucco

Natural gray, trowel finish

233.00	F8@149.1		SY	1,957.95	14,756.96	0.00	16,714.91
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\*\*Subtotal: Adobe Wall Repair

281.2				3,915.89	27,828.12	0.00	31,744.01
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### **Plumbing in Main House**

Single story home plumbing rough-in

Single story, total plumbing rough-in

1.00	P1@35.00		Ea	1,924.72	1,436.40	0.00	3,361.12
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Natural gas appliance rough-in assembly

Gas fired domestic hot water heater and stove

1.00	P1@6.650		Ea	63.03	273.05	0.00	336.08
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Propane water heaters

On-demand

2.00	P1@8.000		Ea	1,278.00	328.51	0.00	1,606.51
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Single story, total plumbing rough-in

1.00	P1@20.00		Ea	2,765.72	821.14	0.00	3,586.86
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\*\*Subtotal: Plumbing House and Garage

69.7				6,031.47	2,859.10	0.00	8,890.57
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Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
<b><u>Concrete Floor Repair</u></b>							
Trowel finishing							
Steel, machine work							
2800.00	CM@39.20		SF	0.00	3,835.72	0.00	3,835.72
Trowel finishing							
Steel, hand work							
2800.00	CM@47.60		SF	3,640.00	4,655.00	0.00	8,295.00
**Subtotal: Repair Concrete Floors							
	86.8			3,640.00	8,490.72	0.00	12,130.72
<b><u>Paining, Interior and Exterior -</u></b>							
Adobe Walls Painting							
2 coats latex							
2400.00	--@.0000		SF	0.00	0.00	0.00	2,857.68
Concrete floors							
Concrete floors, etch and epoxy enamel							
3788.00	--@.0000		SF	0.00	0.00	0.00	1,867.86
Exterior surfaces, per coat							
Siding, rough or shingle (200 SF/hour)							
3788.00	PT@18.94		SF	757.60	1,360.27	0.00	2,117.87
Exterior surfaces, per coat							
Siding, rough or shingle (200 SF/hour)							
3788.00	PT@15.15		SF	757.60	1,108.37	0.00	1,865.97
Preparing interior surfaces for painting							
Masking with paper, 75 LF per							
400.00	PA@5.200		LF	24.96	521.36	0.00	546.32
**Subtotal: Painting							
	39.3			1,540.16	2,990.00	0.00	9,255.70
<b><u>Windows and Doors -</u></b>							
Sash Window and Casement Window Repair							
11.00	B1@11.00		Ea	3,134.56	716.43	0.00	3,850.99
Fir cross-buck entry doors							
36" x 80"							
5.00	BC@7.250		Ea	1,076.40	523.62	0.00	1,600.02
Sliding glass doors							
6-0' wide premium grade							
2.00	C8@6.000		Ea	2,204.80	537.59	0.00	2,742.39
Flush birch interior doors							
36" x 80"							
10.00	BC@11.50		Ea	405.60	830.59	0.00	1,236.18
**Subtotal: Windows and Doors							
	35.8			6,821.36	2,608.22	0.00	9,429.58

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
<b>Interior Trim -</b>							
Running mouldings							
Baseboard							
500.00	BC@20.00		LF	800.00	1,443.05	0.00	2,243.05
Door only sink base vanity cabinets							
30" x 18", 2 doors							
3.00	BC@1.200		Ea	307.63	86.66	0.00	394.29
Classroom type wood cabinets							
Base cabinet, drawer, door and shelf							
44.00	C8@17.20		LF	8,511.36	1,541.42	0.00	10,052.78
<b>**Subtotal: Interior Trim and Cabinets</b>							
		38.4		9,618.99	3,071.13	0.00	12,690.12
<hr/>							
Total Person Hours, Material, Labor, and Equipment:							
		626.4		36,479.51	53,144.90	0.00	89,624.41
Total Only (Subcontract) Costs:							
							4,725.54
Subtotal:							94,349.95
24.00% Overhead:							22,643.99
30.00% Contingency:							35,098.18
0.00% Profit:							0.00
Estimate Total:							152,092.12
0.00% Tax on Materials:							0.00
0.00% Tax on Labor:							0.00
0.00% Tax on Equipment:							0.00
0.00% Tax on Total Only Costs:							0.00
0.00% Tax on the Contract Price							0.00

*House 2 –*

The second dwelling is similar in design and IS contemporaneous to the Ranch Headquarters. It is slightly smaller and appears to have had a combination of service and residential functions. Like the Headquarters, it is adobe and has a hip roof of cedar shingles, surrounded by wood frame additions covered in corrugated steel.

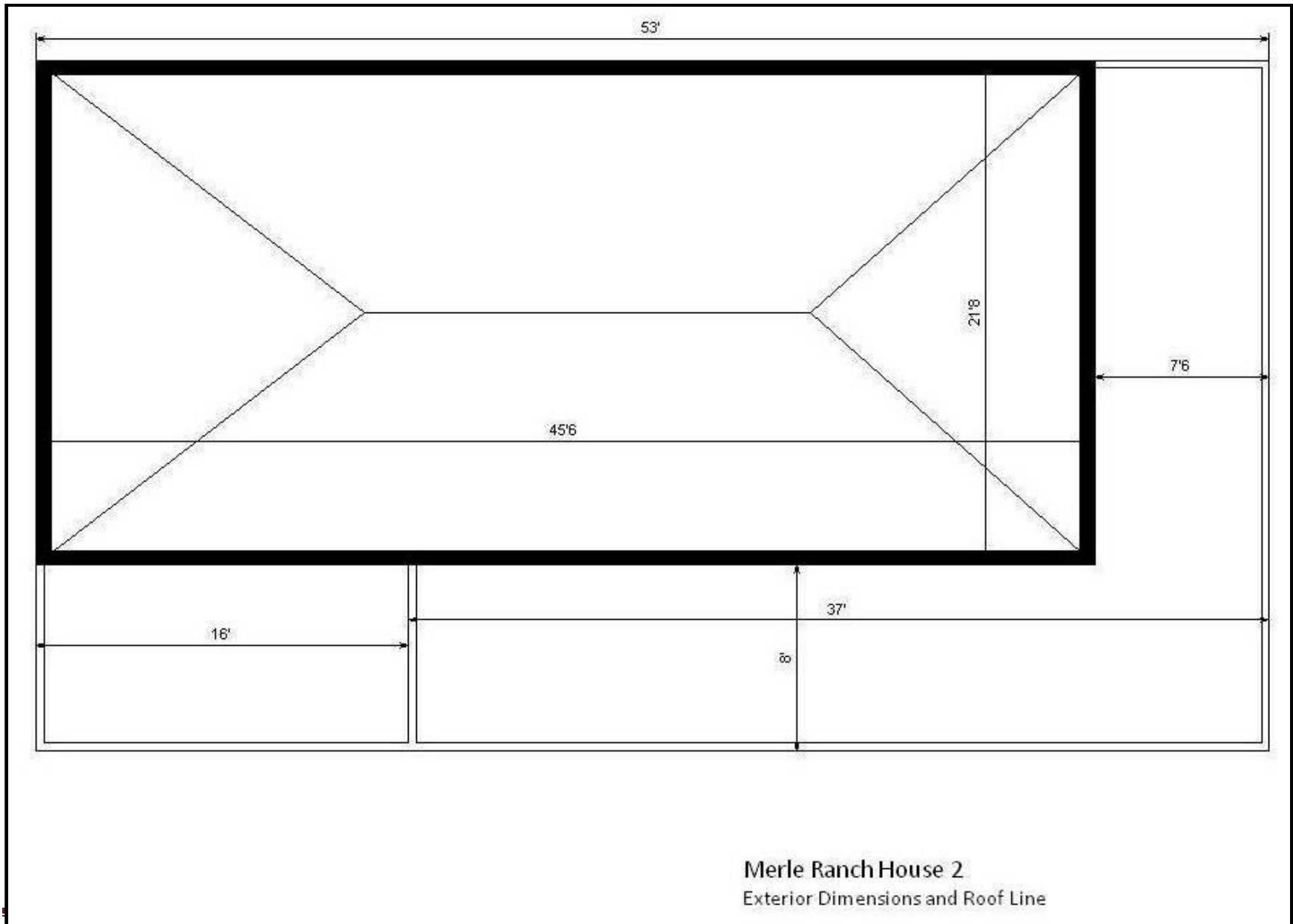
House 2 is in good condition and has been unoccupied for decades. Stabilization costs focus on roof replacement, but full restoration would make it a valuable addition to the mission of the Los Padres National Forest and the Milpitas SIA.



Merle Ranch House 2 South



Merle Ranch House 2 North



**Merle Ranch House 2**  
Exterior Dimensions and Roof Line

Qty Total	Craft	Hours	Unit	Material	Labor	Equipment	
<b><u>Roof Replacement</u></b>							
<b><u>Roofing demolition</u></b>							
Wood shingles (1.66 Sq per CY)							
12.00	CL@9.072		SQ	0.00	707.35	0.00	707.35
Roofing felt							
30-pound, ASTM-D226							
12.00	R1@1.800		SQ	175.97	124.65	0.00	300.62
Modified bitumen adhesive							
5 gallons							
12.00	--@.0000		Ea	778.75	0.00	0.00	778.75
Roofing nail coils							
3 penny, 1-1/4", 7,200 nails, galvanized							
13.00	--@.0000		Box	488.07	0.00	0.00	488.07
Flashing, galvanized steel							
Angle							
300.00	R1@14.10		LF	171.00	977.55	0.00	1,148.55
Metal sheet roofing							
26" wide, Corrugated (includes 15% coverage loss) 6' to 12' lengths							
300.00	R1@8.100		SF	277.68	562.59	0.00	840.27
Cedar roofing shingles							
Perfections, \$60.50 per bundle (Florida)							
12.00	R1@42.24		SQ	3,020.16	2,925.47	0.00	5,945.63
**Subtotal: New Cedar Shingle Roof and Repair Corrugated Roof							
	75.3			4,911.63	5,297.60	0.00	10,209.23
<b><u>Adobe Plaster All Walls</u></b>							
Cement stucco							
Natural gray, sand float finish							
233.00	F8@132.1		SY	1,957.95	13,071.16	0.00	15,029.11
Portland cement stucco							
Natural gray, trowel finish							
233.00	F8@149.1		SY	1,957.95	14,756.96	0.00	16,714.91
**Subtotal: Adobe Wall Repair							
	281.2			3,915.89	27,828.12	0.00	31,744.01

Qty	Craft	Hours	Unit	Material	Labor	Equipment	
Total							
<b><u>Plumbing in House 2</u></b>							
Single story home plumbing rough-in							
Single story, total plumbing rough-in							
1.00	P1@35.00		Ea	1,924.72	1,436.40	0.00	3,361.12
Natural gas appliance rough-in assembly							
Gas fired domestic hot water heater and stove							
1.00	P1@6.650		Ea	63.03	273.05	0.00	336.08
Propane water heaters							
On-demand							
2.00	P1@8.000		Ea	1,278.00	328.51	0.00	1,606.51
Single story, total plumbing rough-in							
1.00	P1@20.00		Ea	2,765.72	821.14	0.00	3,586.86
**Subtotal: Plumbing House and Garage							
		69.7		6,031.47	2,859.10	0.00	8,890.57
<b><u>Concrete Floor Repair</u></b>							
Trowel finishing							
Steel, machine work							
2800.00	CM@39.20		SF	0.00	3,835.72	0.00	3,835.72
Trowel finishing							
Steel, hand work							
2800.00	CM@47.60		SF	3,640.00	4,655.00	0.00	8,295.00
**Subtotal: Repair Concrete Floors							
		86.8		3,640.00	8,490.72	0.00	12,130.72
<b><u>Paining, Interior and Exterior -</u></b>							
Adobe Walls Painting							
2 coats latex							
2400.00	--@.0000		SF	0.00	0.00	0.00	2,857.68
Concrete floors							
Concrete floors, etch and epoxy enamel							
3788.00	--@.0000		SF	0.00	0.00	0.00	1,867.86
Exterior surfaces, per coat							
Siding, rough or shingle (200 SF/hour)							
3788.00	PT@18.94		SF	757.60	1,360.27	0.00	2,117.87
Exterior surfaces, per coat							
Siding, rough or shingle (200 SF/hour)							
3788.00	PT@15.15		SF	757.60	1,108.37	0.00	1,865.97
Preparing interior surfaces for painting							
Masking with paper, 75 LF per							
400.00	PA@5.200		LF	24.96	521.36	0.00	546.32
**Subtotal: Painting							
		39.3		1,540.16	2,990.00	0.00	9,255.70

Qty Total	Craft	Hours	Unit	Material	Labor	Equipment	
<b>Windows and Doors -</b>							
Sash Window and Casement Window Repair							
11.00	B1@11.00		Ea	3,134.56	716.43	0.00	3,850.99
Fir crossbuck entry doors 36" x 80"							
5.00	BC@7.250		Ea	1,076.40	523.62	0.00	1,600.02
Sliding glass doors 6-0' wide premium grade							
2.00	C8@6.000		Ea	2,204.80	537.59	0.00	2,742.39
Flush birch interior doors 36" x 80"							
10.00	BC@11.50		Ea	405.60	830.59	0.00	1,236.18
<b>**Subtotal: Windows and Doors</b>							
		35.8		6,821.36	2,608.22	0.00	9,429.58
<b>Interior Trim -</b>							
Running mouldings Baseboard							
500.00	BC@20.00		LF	800.00	1,443.05	0.00	2,243.05
Door only sink base vanity cabinets 30" x 18", 2 doors							
3.00	BC@1.200		Ea	307.63	86.66	0.00	394.29
Classroom type wood cabinets Base cabinet, drawer, door and shelf							
44.00	C8@17.20		LF	8,511.36	1,541.42	0.00	10,052.78
<b>**Subtotal: Interior Trim and Cabinets</b>							
		38.4		9,618.99	3,071.13	0.00	12,690.12
<b>Total Person Hours, Material, Labor, and Equipment:</b>							
		626.4		36,479.51	53,144.90	0.00	89,624.41
<b>Total Only (Subcontract) Costs:</b>							
							4,725.54
<b>Subtotal:</b>							94,349.95
24.00% Overhead:							22,643.99
30.00% Contingency:							35,098.18
0.00% Profit:							0.00
<b>Estimate Total:</b>							152,092.12

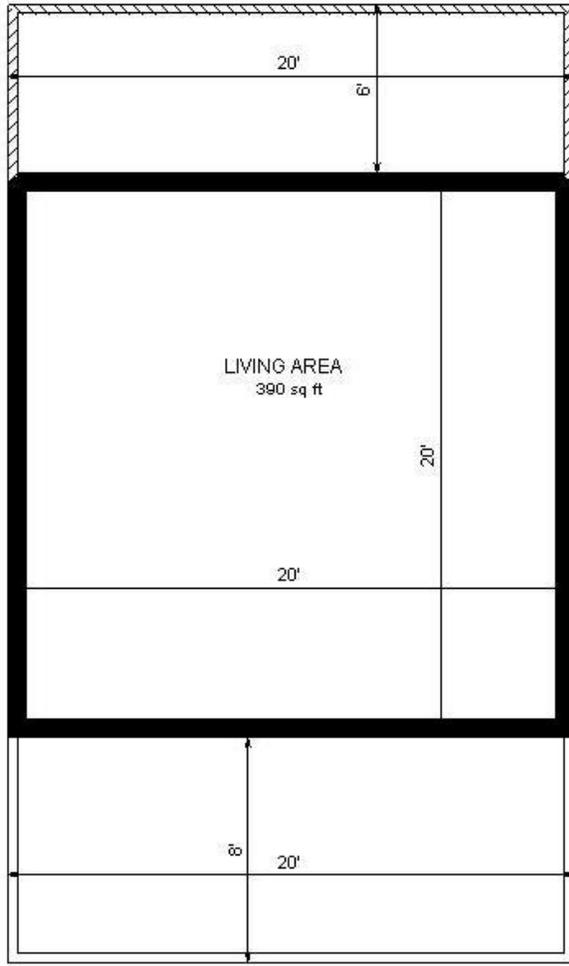


Sal's Caretaker Residence, North Façade.

### ***Sal's House -***

A small dwelling on the north boundary of the ranch headquarters site has provided residency for the site caretaker for decades. Its original intended use was likely a similar function when it was built. Sal's house is in fair condition and should probably be restored and upgraded to continue providing housing for a site caretaker. If the building is completely abandoned, it is very likely that it will fall victim to vandals. The cost of restoring Sal's House is minimal in contrast to the total loss of the site as part of California history.

The house is a simple wood frame gable structure with wood siding and covered by corrugated steel. The estimate below regards full restoration as a caretaker's residence. It should be considered with the site costs of installing new water, sewer, and renewable energy systems.



Qty	Craft	Hours	Unit	Material	Labor	Equipment	
Total							
<b><u>Roof Replacement</u></b>							
Roofing demolition							
Wood shingles (1.66 Sq per CY)							
9.00	CL@6.804		SQ	0.00	530.51	0.00	530.51
Roofing felt							
30-pound, ASTM-D226							
9.00	R1@1.350		SQ	131.98	93.49	0.00	225.47
Modified bitumen adhesive							
5 gallons							
9.00	--@.0000		Ea	584.06	0.00	0.00	584.06
Roofing nail coils							
3 penny, 1-1/4", 7,200 nails, galvanized							
11.00	--@.0000		Box	412.98	0.00	0.00	412.98
Flashing, galvanized steel							
Angle							
275.00	R1@12.92		LF	156.75	896.09	0.00	1,052.84
Metal sheet roofing							
26" wide, Corrugated (includes 15% coverage loss) 6' to 12' lengths							
275.00	R1@7.425		SF	254.54	515.71	0.00	770.25
**Subtotal: New Cedar Shingle Roof and Repair Corrugated Roof							
	28.5			1,540.31	2,035.79	0.00	3,576.10
<b><u>Plumbing in House 2</u></b>							
Single story home plumbing rough-in							
Single story, total plumbing rough-in							
1.00	P1@35.00		Ea	1,924.72	1,436.40	0.00	3,361.12
Natural gas appliance rough-in assembly							
Gas fired domestic hot water heater and stove							
1.00	P1@6.650		Ea	63.03	273.05	0.00	336.08
Propane water heaters							
On-demand							
2.00	P1@8.000		Ea	1,278.00	328.51	0.00	1,606.51
Single story, total plumbing rough-in							
1.00	P1@20.00		Ea	2,765.72	821.14	0.00	3,586.86
**Subtotal: Plumbing House and Garage							
	69.7			6,031.47	2,859.10	0.00	8,890.57
<b><u>Interior and Exterior Refinishing</u></b>							
Removing paint from ceilings and walls and prepare surface on both							
Plywood, 14 SF per hour							
800.00	PT@57.60		SF	0.00	4,053.84	735.28	4,789.12
Removing paint from removed doors							
To 3'0" x 6'8"							
3.00	PT@4.500		Ea	0.00	316.93	98.78	415.71
Removing paint from siding							
Wood siding, 85 SF per hour							
950.00	PT@33.25		SF	0.00	2,337.47	729.22	3,066.69
Preparing interior surfaces for Staining							
Masking with paper, 75 LF per hour							
300.00	PA@3.900		LF	18.72	379.05	0.00	397.77



Qty	Craft	Hours	Unit	Material	Labor	Equipment	
Total							
<b><u>Concrete Floor Repair</u></b>							
Trowel finishing							
Steel, machine work							
500.00	CM@7.000		SF	0.00	684.95	0.00	684.95
Trowel finishing							
Steel, hand work							
500.00	CM@8.500		SF	650.00	831.25	0.00	1,481.25
**Subtotal: Repair Concrete Floors							
		15.5		650.00	1,516.20	0.00	2,166.20
<b><u>Interior Cabinets and Plumbing</u></b>							
Cabinets rule of thumb							
Base cabinets, 34-1/2" high, 24" deep							
5.00	BC@2.605		LF	748.80	181.94	0.00	930.74
Kitchen sink rough-in assembly							
Drains and vents							
1.00	P1@1.000		Ea	30.58	68.56	0.00	99.14
Kitchen sinks							
Single bowl cast iron sink and trim							
1.00	P1@1.750		Ea	358.80	119.98	0.00	478.78
**Subtotal: Kitchen Sink, Counter, Drain System							
		5.4		1,138.18	370.48	0.00	1,508.66
<hr/>							
Total Person Hours, Material, Labor, and Equipment:							
		329.0		10,435.60	22,746.39	1,595.28	34,777.27
Total Only (Subcontract) Costs:							
							0.00
Subtotal:							34,777.27
24.00% Overhead:							8,346.55
30.00% Contingency:							12,937.15
0.00% Profit:							0.00
Estimate Total:							56,060.97

## ***Barn -***

A classic feature of the Merle Ranch Headquarters is a post and beam barn. The main barn is wood frame, covered in corrugated steel. It is in poor condition and requires attention within five years or it may suffer irreparable damage due to neglect. As with any ranch site, the barn is a centerpiece to the look and feel of the place. Its loss would degrade the National Register eligibility of the Merle Ranch.

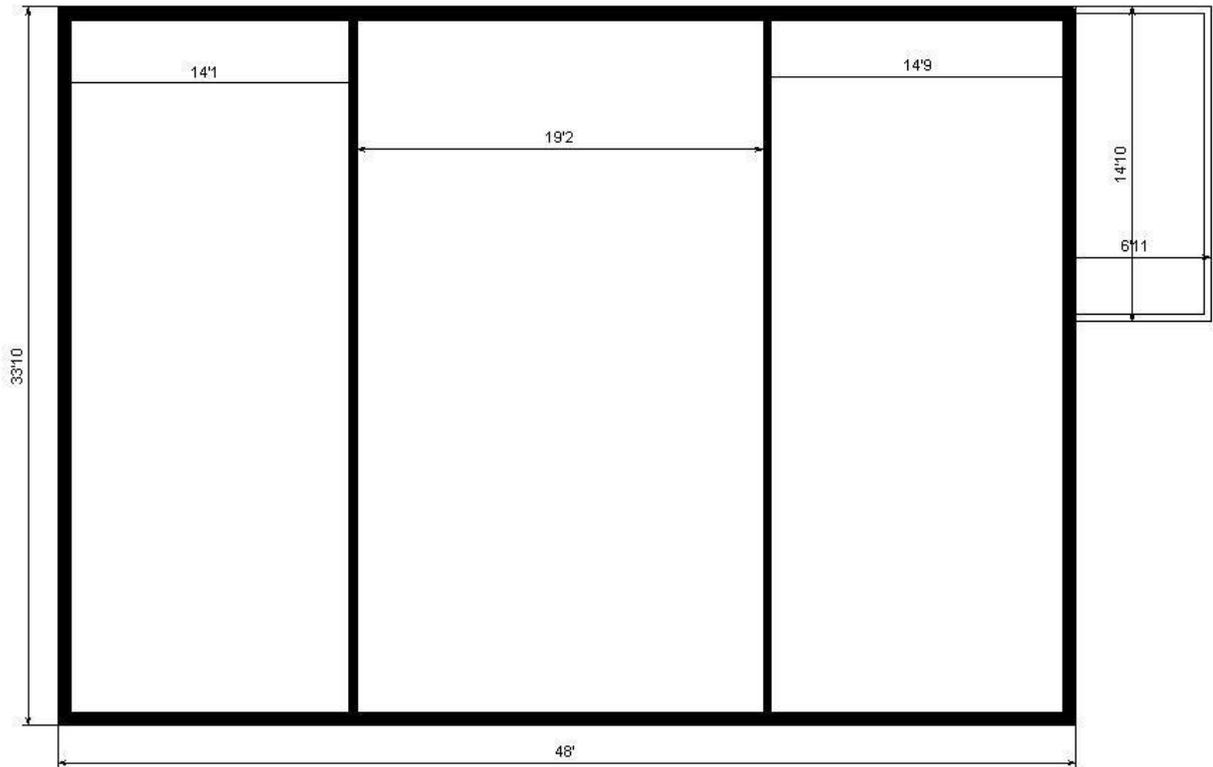
Because the barn is a basic frame structure, stabilization is the same process and cost as full restoration. Fortunately simple structures are also less costly to restore.



Merle Ranch Barn, Northwest Corner



Merle Ranch Barn, South Façade and intermittent Drainage, as seen from the Ranch Office.

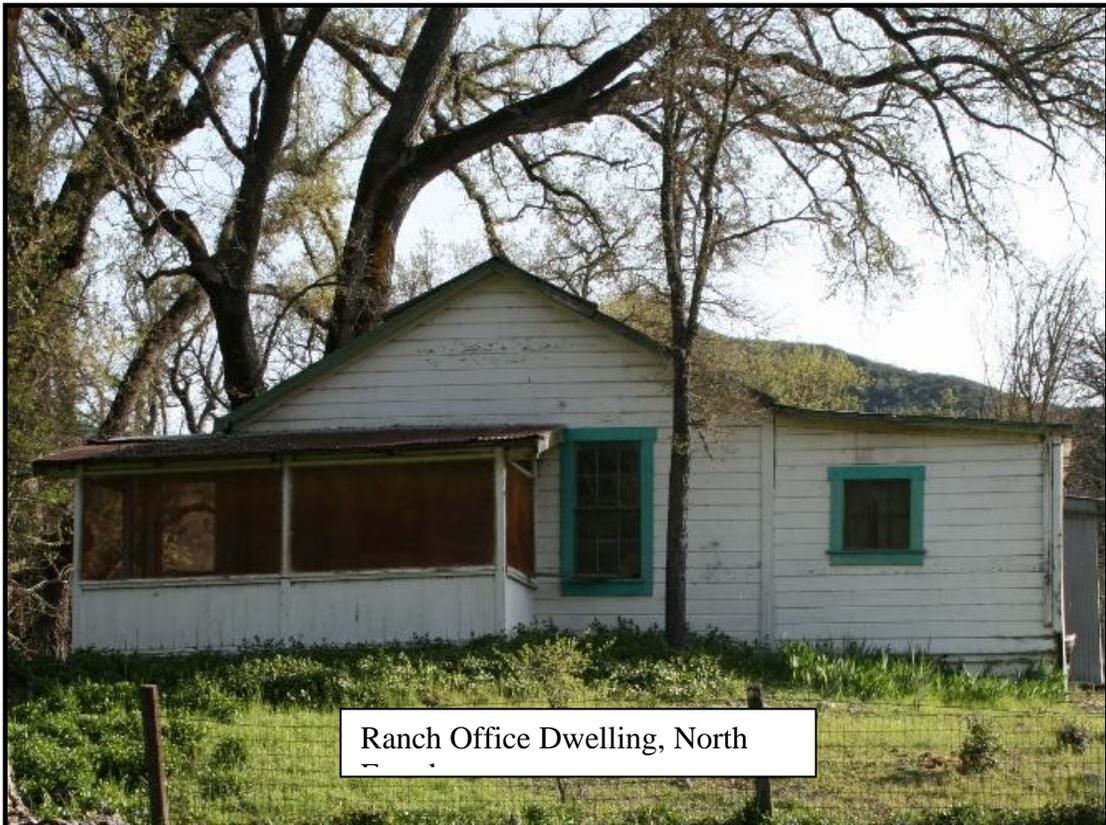


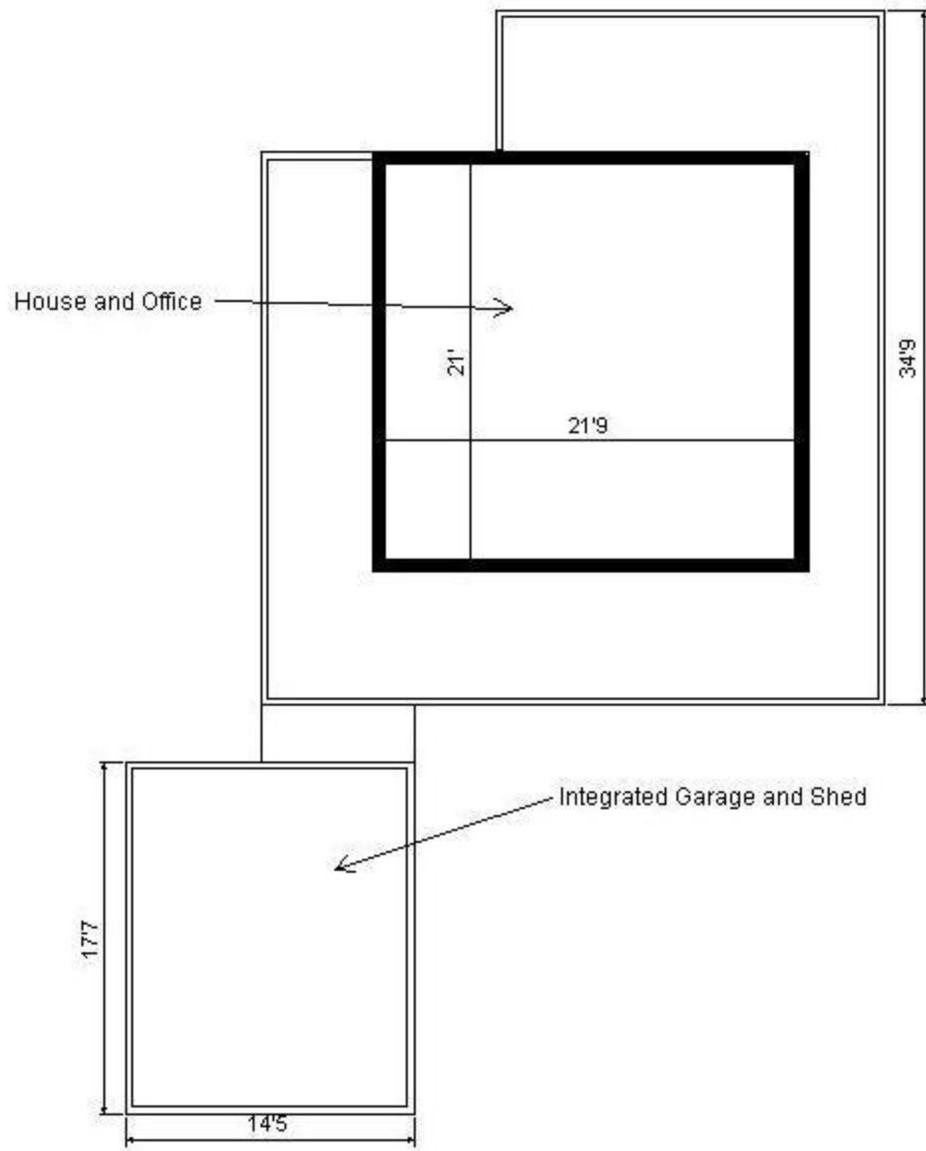
Qty Total	Craft	Hours	Unit	Material	Labor	Equipment	
<b>Merle Barn</b>							
<b><u>Roof Replacement</u></b>							
Log rafter system							
Ridge beam, main and secondary							
210.00	B1@52.50		LF	1,260.00	3,418.63	0.00	4,678.63
Metal sheet roofing							
26" wide, Corrugated (includes 15% coverage loss) 6' to 12' lengths							
1800.00	R1@48.60		SF	1,666.08	3,375.54	0.00	5,041.62
<b>**Subtotal: New Cedar Shingle Roof and Repair Corrugated Roof</b>							
	101.1			2,926.08	6,794.17	0.00	9,720.25
<b><u>Log and Siding Repair</u></b>							
Log Frame System							
Timber rafter 18' or less							
30.00	B1@90.00		Ea	1,350.00	5,861.31	0.00	7,211.31
Rough Sawn Pine Board Siding							
1" x 10", 12' L							
90.00	B1@7.290		Ea	2,953.80	475.21	0.00	3,429.01
<b>**Subtotal: Siding and Wall Repair</b>							
	97.3			4,303.80	6,336.52	0.00	10,640.32
<b><u>Paint exterior wood</u></b>							
Spray siding							
1440.00	PA@2.880		SF	432.00	287.28	0.00	719.28
<hr/>							
Total Person Hours, Material, Labor, and Equipment:							
	201.3			7,661.88	13,417.97	0.00	21,079.85
Total Only (Subcontract) Costs:							
							0.00
Subtotal:							21,079.85
24.00% Overhead:							5,059.16
30.00% Contingency:							7,841.70
0.00% Profit:							0.00
Estimate Total:							33,980.71

### *Ranch Office -*

On a ridge overlooking the Ranch Headquarters dwelling and the pastures is an adobe and wood frame bungalow called the ranch office. It is a one bedroom dwelling with a kitchen, bathroom and living room that may have doubled as a residence and an office. If the entire site were considered eligible for the National Register of Historic Places, the office would be a contributing element. For this reason the office should be stabilized and prevented from further deterioration. If the Merle Ranch were to reach its full potential as an administrative site offering overnight accommodations, the Office would contribute to that mission as well.

The Ranch Office is in poor condition, and it appears to have been unused for at least 20 years. The roof is failing, and water has damaged much of the interior and floors. Doors and windows no longer keep the elements and rodents outside. The estimate below considers both stabilization and full restoration.





Plan of the Merle Ranch Office and Dwelling, showing House, Additions, and an Adobe Garage

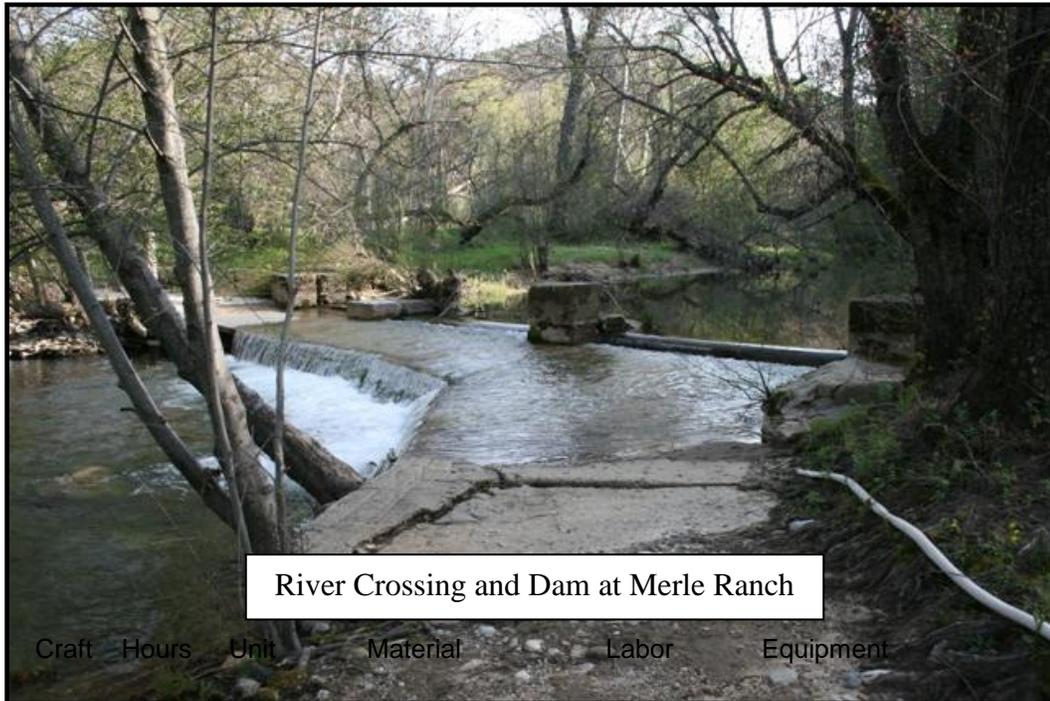
Qty	Craft	Hours	Unit	Material	Labor	Equipment	
Total							
<b><u>Roof Replacement</u></b>							
Roofing demolition							
Asphalt shingles (2.50 Sq per CY)							
5.00	CL@4.250		SQ	0.00	249.15	0.00	249.15
Plywood roof sheathing							
3/4"							
450.00	C8@4.950		SF	365.04	333.00	0.00	698.04
Ice and water shield							
225 SF roll							
450.00	B1@.4500		SF	468.00	13.50	0.00	481.50
3-tab fiberglass asphalt shingles, GAF-Elk							
Royal Sovereign®, 25 year							
4.50	R1@8.235		SQ	286.42	428.81	0.00	715.22
<b>**Subtotal: Roof Replacement</b>							
	17.9			1,119.46	1,024.46	0.00	2,143.91
<b><u>Interior and Exterior Refinishing</u></b>							
Removing paint from ceilings and walls and prepare surface on both							
Plywood, 14 SF per hour							
1200.00	PT@86.40		SF	0.00	4,572.00	1,102.92	5,674.92
Removing paint from removed doors							
To 3'0" x 6'8"							
5.00	PT@7.500		Ea	0.00	397.15	164.63	561.78
Removing paint from siding							
Wood siding, 85 SF per hour							
1500.00	PT@52.50		SF	0.00	2,775.00	1,151.40	3,926.40
Preparing interior surfaces for Staining							
Masking with paper, 75 LF per hour							
800.00	PA@10.40		LF	49.92	760.00	0.00	809.92
1/4" float glass in wood frame							
Glazing relair and replacement							
88.00	GA@57.55		SF	176.00	2,898.72	0.00	3,074.72
Window Sash Repair							
All three windows							
8.00	2C@14.08		Ea	278.08	764.56	0.00	1,042.64
Preparing interior surfaces for painting							
Light sanding of wood trim, 75 SF per hour							
1200.00	PA@15.60		LF	62.40	1,140.00	0.00	1,202.40
Paint interior walls							
Brush smooth plaster or drywall							
1800.00	PA@10.80		SF	0.00	792.00	0.00	792.00
Paint Exterior walls							
Spray smooth plaster or drywall							
1200.00	PA@2.400		SF	480.00	180.00	0.00	660.00
Paint window frames							
Brush wood windows							
100.00	PA@17.60		SF	40.00	1,287.00	0.00	1,327.00
Exterior flat latex on plain siding, two coats							
Spray (325 SF/gal), Installation							
1200.00	NC@25.20		SF	384.00	1,416.00	48.00	1,848.00
<b>**Subtotal: Interior and Exterior Refinishing</b>							
	300.0			1,470.40	16,982.43	2,466.95	20,919.78

Qty Total	Craft	Hours	Unit	Material	Labor	Equipment	
<b>Electrical work rule of thumb</b>							
All wiring and fixtures							
445.00	B2@44.50	SF		1,023.50	1,348.35	0.00	2,371.85
Single story home plumbing rough-in							
Single story, total plumbing rough-in							
1.00	P1@35.00	Ea		1,924.72	1,080.00	0.00	3,004.72
Natural gas appliance rough-in assembly							
Gas fired domestic hot water heater and stove							
1.00	P1@6.650	Ea		63.03	205.30	0.00	268.33
Propane water heaters							
On-demand							
2.00	P1@8.000	Ea		1,278.00	247.00	0.00	1,525.00
Single story, total plumbing rough-in							
1.00	P1@20.00	Ea		2,765.72	617.40	0.00	3,383.12
**Subtotal: Plumbing and Electric							
	114.2			7,054.97	3,498.05	0.00	10,553.02
<b>Floor Repair</b>							
Removal of linoleum							
(30 SY per CY and 3 lbs. per SY)							
45.00	BL@2.520	SY		0.00	109.80	0.00	109.80
Floor framing and 7/16" OSB subfloor							
2" x 8" joists							
100.00	B1@4.100	SF		166.40	137.00	0.00	303.40
Armstrong Solarian sheet vinyl flooring							
Traditions Solarian							
150.00	BF@37.50	SY		4,539.60	1,875.00	0.00	6,414.60
**Subtotal: Floor Repair							
	44.1			4,706.00	2,121.80	0.00	6,827.80
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Total Person Hours, Material, Labor, and Equipment:							
	476.2			14,350.83	23,626.74	2,466.95	40,444.51
Total Only (Subcontract) Costs:							
							0.00
							Subtotal:
							40,444.52
							25.00% Overhead:
							10,111.13
							25.00% Contingency:
							12,638.91
							0.00% Profit:
							0.00
							Estimate Total:
							63,194.56

***Merle Ranch Site Infrastructure -***

If the Merle Ranch is restored or even if it is only stabilized, some level of modern amenities is required. The ranch has always been off the grid, so it lends itself well to some form of renewable energy system.

This section considers a complete system that would provide electricity for pumping water and providing domestic electricity. In addition, a new water system providing potable water to all dwellings is included.



River Crossing and Dam at Merle Ranch

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
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***Merle Ranch Water and Power Infrastructure***

**Water System and Septic System**

Well drilling, subcontract							
Well hole with 4" ID F480 PVC casing	80.00	--@.0000	LF	0.00	0.00	0.00	3,232.97
Well Pump							
15 gallons per minute	1.00	PF@5.930	Ea	1,715.00	300.70	0.00	2,015.70
Fiberglass tanks							
1,250 gallons (4 bedroom house)	1.00	--@.0000	Ea	1,989.85	0.00	0.00	1,989.85
Residential septic sewer drain fields							
With 36" gravel base	80.00	B2@2.400	LF	912.00	72.80	480.00	1,464.80
Add for piping							

4" PVC Schedule 40							
600.00	B2@180.0	LF	17,400.00	5,448.00	0.00		22,848.00
Backhoe excavation							
Heavy soil (10.3 CY per hour)							
370.00	B8@71.78	CY	0.00	2,201.50	0.00		2,201.50
Washed gravel							
3/4" gravel							
140.00	B2@4.200	Ton	2,538.20	127.40	0.00		2,665.60
**Subtotal: New Well and Septic System							
	264.3		24,555.05	8,150.40	480.00		36,418.42

**8,000 Watt Renewable Energy System**

Photovoltaic Solar System

8,000 watt

1.00	R1@160.0	SQ	33,400.00	8,331.00	5,000.00		46,731.00
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Backup Generator

Propane, 8,000 watt

1.00	R1@8.250	SQ	314.66	429.60	2,499.00		3,243.26
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Electrical work rule of thumb

All wiring and fixtures

3200.00	B2@320.0	SF	7,360.00	9,696.00	0.00		17,056.00
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\*\*Subtotal: Solar Power/Propane Energy System

	488.3		41,074.66	18,456.60	7,499.00		67,030.26
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Total Person Hours, Material, Labor, and Equipment:

	752.6		65,629.71	26,607.00	7,979.00		100,215.71
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Total Only (Subcontract) Costs:

3,232.97

Subtotal: 103,448.68

24.00% Overhead: 24,827.68

20.00% Contingency: 25,655.27

0.00% Profit: 0.00

Estimate Total: 153,931.63

0.00% Tax on Materials: 0.00

0.00% Tax on Labor: 0.00

0.00% Tax on Equipment: 0.00

0.00% Tax on Total Only Costs: 0.00

0.00% Tax on the Contract Price 0.00

## *Indians Guard Station*

Indians Guard Station is located on the north edge of the Milpitas Special Interest Area. It was built by the Forest Service as a patrolman's residence in 1929 and is representative of vernacular architecture of the area. The Los Padres National Forest continues to occupy the structure on an intermittent basis and has maintained its investment in the guard station's condition. Future use of the guard station to help manage the Milpitas SIA is expected.

The Indians Guard Station is in excellent condition and requires little capital investment to continue its use. There are some improvements, such as a renewable energy system and pressurized water that would improve the usefulness of this facility. Cost estimates for such upgrades are considered here.



Indians Guard Station

Qty	Craft	Hours	Unit	Material	Labor	Equipment	
Total							
<b><u>Interior and Exterior Painting and Refinishing</u></b>							
Removing paint from removed doors To 3'0" x 6'8"							
3.00	PT@4.500		Ea	0.00	238.29	98.78	337.07
Praparing exterior surfaces for paint Wood siding, 85 SF per hour							
480.00	PT@16.80		SF	0.00	888.00	368.45	1,256.45
Preparing interior surfaces for Painting Masking with paper, 75 LF per hour							
600.00	PA@7.800		LF	37.44	570.00	0.00	607.44
1/4" float glass in wood frame glazing relair and replacement							
61.00	GA@39.89		SF	122.00	2,009.34	0.00	2,131.34
Window Sash Repair All three windows							
8.00	2C@14.08		Ea	278.08	764.56	0.00	1,042.64
Preparing interior surfaces for painting Light sanding of wood trim, 75 SF per hour							
300.00	PA@3.900		LF	15.60	285.00	0.00	300.60
Paint interior walls Brush smooth plaster or drywall							
450.00	PA@2.700		SF	180.00	198.00	0.00	378.00
Paint Exterior walls Spray smooth plaster or drywall							
450.00	PA@.9000		SF	180.00	67.50	0.00	247.50
Paint window frames Brush wood windows							
100.00	PA@17.60		SF	40.00	1,287.00	0.00	1,327.00
Exterior flat latex on plain siding, two coats Spray (325 SF/gal), Installation							
400.00	NC@8.400		SF	128.00	472.00	16.00	616.00
Floors, wood Sanding, machine							
447.00	PT@7.599		SF	0.00	402.30	223.50	625.80
Floors, wood Varnishing							
447.00	PT@2.682		SF	134.10	143.04	0.00	277.14
<b>**Subtotal: Interior and Exterior Refinishing</b>							
	126.9			1,115.22	7,325.03	706.73	9,146.98
<b><u>New Septic System</u></b>							
Fiberglass tanks 1,250 gallons (4 bedroom house)							
1.00	--@.0000		Ea	1,989.85	0.00	0.00	1,989.85
Residential septic sewer drain fields With 36" gravel base							
80.00	B2@2.400		LF	912.00	72.80	480.00	1,464.80
Add for piping 4" PVC Schedule 40							
120.00	B2@180.0		LF	3,480.00	5,449.20	0.00	8,929.20
Backhoe excavation Heavy soil (10.3 CY per hour)							
370.00	B8@108.7		CY	0.00	3,337.40	0.00	3,337.40

Washed gravel	Qty	Craft	Hours	Unit	Material	Labor	Equipment	
Total								
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3/4" gravel								
140.00	B2@4.200			Ton	2,538.20	127.40	0.00	2,665.60
**Subtotal: Septic System								
		295.4			8,920.05	8,986.80	480.00	18,386.85
6,000 Watt Renewable Energy System								
Photovoltaic Solar System with Trailer								
6,000 watt (\$3.90/watt rule of thumb)								
1.00	R1@160.0			SQ	23,400.00	4,894.00	5,000.00	33,294.00
Backup Generator								
Propane, 6,000 watt								
1.00	R1@8.250			SQ	314.66	252.40	2,499.00	3,066.06
Electrical work rule of thumb								
All wiring and fixtures								
945.00	B2@94.50			SF	2,173.50	2,863.35	0.00	5,036.85
**Subtotal: Solar Power/Propane Energy System								
		262.8			25,888.16	8,009.75	7,499.00	41,396.91
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Total Person Hours, Material, Labor, and Equipment:								
		685.0			35,923.43	24,321.58	8,685.73	68,930.74
Total Only (Subcontract) Costs:								
								0.00
Subtotal:								68,930.74
20.00% Overhead:								13,786.15
20.00% Contingency:								16,543.38
0.00% Profit:								0.00
Estimate Total:								99,260.27